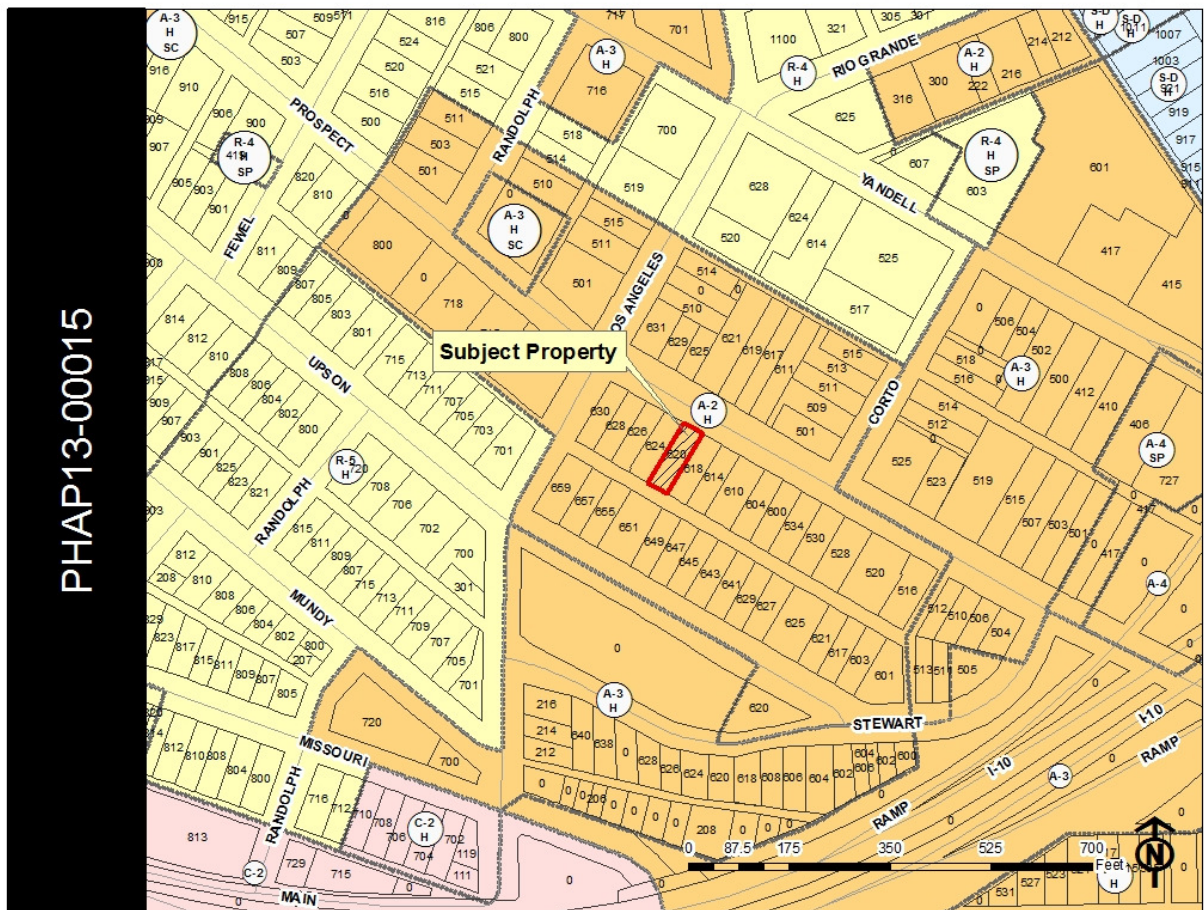# PHAP13-00015

Date:	August 5, 2013
Application Type:	Certificate of Appropriateness
Property Owner:	Carlos and Yadira Rubio
Representative:	Jose Lozano
Legal Description:	Being 10 Sunset Heights 30 & W 1/2 of 29, Texas, El Paso County, Texas.
Historic District:	Sunset Heights
Location:	620 Prospect Street
Representative District:	#8
Existing Zoning:	A-2/H (Apartments/Historic)
Year Built:	1921
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the replacement of sash, wood, multi-light windows with fixed metal windows after-the-fact.
Application Filed:	07/24/2013
45 Day Expiration:	09/07/2013

ITEM #1

GENERAL INFORMATION:
The applicant seeks approval for:

Certificate of Appropriateness for the replacement of sash, wood, multi-light windows with fixed metal windows after-the-fact.

STAFF RECOMMENDATION:

- The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following*:*
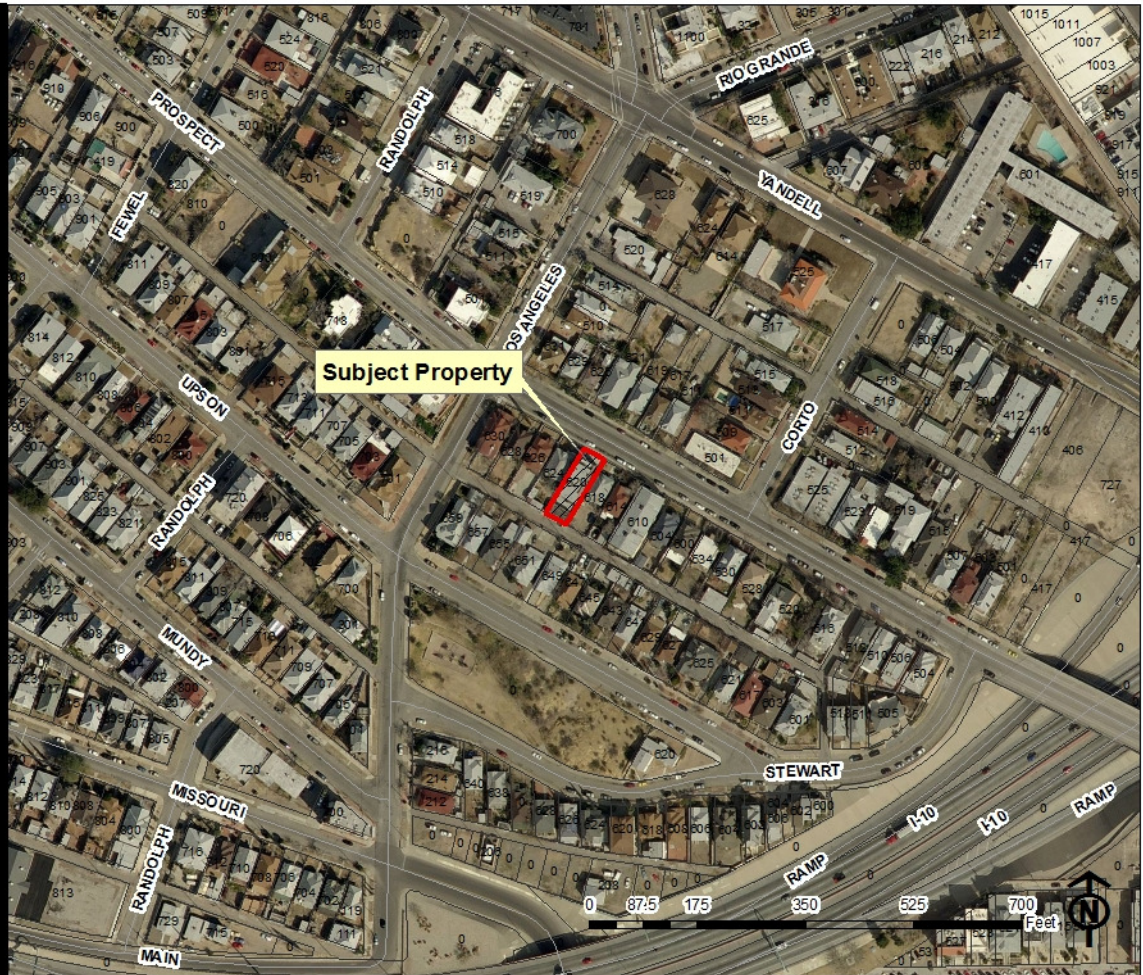
- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:
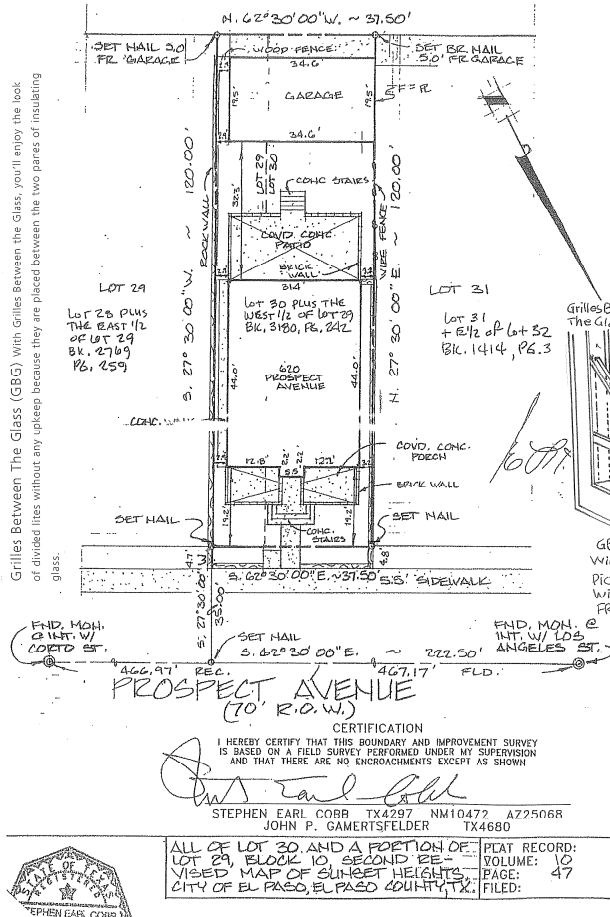
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*

AERIAL MAP

Subject Property

PHAP13-00015

ELEVATION AND WINDOW SECTION

NOTE; Propose to change all exiting wood windows with metal windows to resemble wood and for all Windows to be consistent with original design, Today all windows are not consistent;
The top 6 windows are not consistent:
The 3 left windows are 6 over4, the 3 right windows and the center window are 6 over 1.
The right bottom window is 6 over 6 and the left window is 1 over 1.
We will replace all top windows with 9 over 9 and the center top window and side windows 6 over 6.
The 7 top windows **will not open** due to safety and because of a refrigerated air on top floor and the bottom and side windows will open as original design, all 6 over 6, **all will look as original built**.

*Color on brick will remain the same, wood and window frame & trims will be painted as per exhibit A
All wood trimming and design will remain original as built and rematch and painted as per exhibit A

Grilles Between The Glass (GBG) With Grilles Between the Glass, you'll enjoy the look of divided lites without any upkeep because they are placed between the two panes of insulating glass.

N. 62°30'00"W. ~ 37.50'

SET NAIL 5.0 FR GARAGE
WOOD FENCE
34.6'
SET BR NAIL 5.0 FR GARAGE
GARAGE
34.6'
CONC STAIRS
COVD. CONC. PATIO
BRICK WALL
314'
ROCK WALL
120.00'
S. 27°30'00"W. ~ 120.00'
N. 27°30'00"E ~ 120.00'
LOT 29
LOT 28 PLUS THE EAST 1/2 OF LOT 29 BK. 2769 PG. 259
LOT 30 PLUS THE WEST 1/2 OF LOT 29 BK. 3180, PG. 242
620 PROSPECT AVENUE
LOT 31
LOT 31 + E 1/2 of LOT 32 BK. 1414, PG. 3
CONC.
COVD. CONC. PORCH
BRICK WALL
SET NAIL
CONC. STAIRS
SET NAIL
S. 62°30'00"E. ~ 37.50' S.S. SIDEWALK

Grilles Between The Glass
GBG Windows PICTURE WINDOWS FRONT TOP ONLY

FND. MON. @ INT. W/ CORTO ST.
SET NAIL
S. 62°30'00"E. ~ 222.50'
FND. MON. @ INT. W/ LOS ANGELES ST.

466.97' REC.
467.17' FLD.

PROSPECT AVENUE
(70' R.O.W.)

CERTIFICATION
I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN

STEPHEN EARL COBB   TX4297   NM10472   A725068
JOHN P. GAMERTSFELDER   TX4680

STATE OF TEXAS
STEPHEN EARL COBB

ALL OF LOT 30, AND A PORTION OF LOT 29, BLOCK 10, SECOND RE-VISED MAP OF SUNSET HEIGHTS, CITY OF EL PASO, EL PASO COUNTY TX.

PLAT RECORD:
VOLUME: 10
PAGE: 47
FILED:

Top Windows 2.5x5'

All other Window 3'x3.6" or to fit original size.

Sheet Rock
Molding
Replace Existing Window Frame
Window
Brick
Scale 1/4=1'

620

29'6"

30'6"
620 Prospect St.   FRONT ELEVATION